



CITY OF
ISSAQUAH
WASHINGTON

Community Planning & Development

130 East Sunset Way | P.O. Box 1307

Issaquah, WA 98027

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issaquahwa.gov

NOTICE OF DECISION

Shoreline Substantial Development Permit – SHO22-00007

PERMIT NUMBER: SHO22-00007

PROJECT: Hyla Crossing Stormwater Discharge

APPLICANT: Kristi Tripple, Vice President, Community Development, Rowley Properties

APPLICANT ADDRESS: 1595 NW Gilman Blvd Suite 1, Issaquah, WA 98027

STAFF CONTACT: Douglas Yormick, Environmental Planner, 425-837-3083, doug@issaquahwa.gov

LOCATION: King County Parcel 2024069070

SITE AREA: 793,167 Square Feet; 18.21 Acres

SHORELINE DESIGNATION: Urban Conservancy **WATER BODY:** Lake Sammamish

SHORELINE OF

ZONING: Community Facilities – Open Space

STATEWIDE SIGNIFICANCE: Yes

REQUEST: The project proposes a new stormwater management facility and associated infrastructure, including stormwater pump station, 24-inch pipeline, and nearshore outfall adjacent to Lake Sammamish. This facility is being built to handle existing stormwater and will not be associated with new stormwater impacts.

The proposed 24-inch stormwater pipe alignment traverses an associated wetland to Lake Sammamish, a shoreline of the state, where an outfall is proposed to be located 10-feet from the ordinary high-water mark of Lake Sammamish.

Upon completion, ownership of the facility will be conveyed to the City of Issaquah for long-term management and maintenance after construction.

SHORELINE SUBSTANTIAL DEVELOPMENT DECISION

The Shoreline Substantial Development Permit application is approved with conditions. The Decision to approve with conditions is based on the permit application materials submitted on April 15, 2022 (SSDP), the analysis provided in the staff report and Exhibits 1-12 of the staff report.

Approval is subject to the following conditions:

1. If historic, cultural, or archaeological sites or artifacts are inadvertently discovered during shoreline development, work on that portion of the development site shall be stopped immediately, the site secured, and the discovery reported as soon as possible to the Planning Director/Manager. Upon notification of such finding, the property owner shall notify the Washington State Department of Archaeology and Historic Preservation, and the Planning Director/Manager shall notify the historic preservation officer and shall require a site investigation to determine the significance of the discovery. Based upon the findings of the site investigation and consultation with the historic preservation officer and the Washington State Department of Archaeology and Historic Preservation, the Planning

Director/Manager may require that an immediate site assessment be conducted or may allow stopped work to resume.

2. Permanent or temporary impacts to existing vegetation shall be mitigated or replaced in accordance with Chapter 18.12 IMC. Specific impacts will be reviewed with construction level plan-set submitted with the subsequent Site Work Permit.
3. A City of Issaquah Flood Hazard permit is required prior to issuance of any construction related permits.
4. Construction plan-set shall contain a Temporary Erosion and Sediment Control (TESC) per IMC 16.26.050(C)(4). The TESC measures shall include construction site isolation, dewatering measures, and erosion and sediment control to ensure no temporary impacts to aquatic life will occur.
5. Construction activities during the wet-season (October 1 – April 30) will be required to provide a wet-season TESC plan for review by the City.
6. There shall be no stockpiling materials in the wetland or buffer. Material and equipment must be placed in the right-of-way or another location. The specific locations will be reviewed with the subsequent construction permits.
7. The purchase of wetland credits shall be purchased prior to authorized impacts to the associated wetland to ensure no net loss of acreage and function of wetlands.
8. Approval from WDFW and US Army Corps is required. Any conditions placed on their approval will become conditions of the shoreline permit approval. A copy of both approvals shall be provided prior to issuance of construction permits.
9. Authorization to conduct development activities shall terminate five years after the effective date of a substantial development permit. However, the City may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to Ecology.

February 28, 2023

Doug Yormick, Associate Environmental Planner

Date

Appeals of Shoreline Substantial Development:

An appeal of this Shoreline Substantial Development Permit (Level 2) must be filed with the Community Planning and Development Department Permit Center within 14-days of this notice of decision, by 5:00 PM on March 14, 2023. A letter of appeal shall include the reasons for the appeal and a \$750 filing fee, which is required of appeals.